

GENERAL INFORMATION

Applicant: City of Bloomington

Request: Amend and reorganize sections of Chapters 19 and 21 of the Bloomington City Code pertaining to the Flood Hazard Overlay District to be consistent with Federal Emergency Management Agency (FEMA) requirements and relocate Flood Hazard Overlay District standards from Section 19.38.02 to Section 21.208 of the City Code

CHRONOLOGY

Planning Commission	09/15/2016 – Recommended City Council approval of the Code amendment
City Council	10/13/2016 – Public hearing scheduled

STAFF CONTACTS

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BACKGROUND

On September 2, 2004, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issued a Flood Insurance Rate Map (FIRM) that identified the Special Flood Hazard Areas (SFHAs), the areas subject to inundation by the base (1-percent-annual-chance) flood, in Hennepin County. Recently, FEMA completed a re-evaluation of flood hazards in Hennepin County.

On May 4, 2016 the City received a letter from FEMA, known as the Letter of Final Determination (LFD), explaining that the FIRMs for Bloomington, as well as the Hennepin County Flood Insurance Study were complete and will become effective on November 4, 2016.

The City of Bloomington currently participates in the National Flood Insurance Program (NFIP) which aims to reduce the impact of flooding on private and public structures by properly managing and enforcing floodplain regulations and providing affordable insurance to property owners. To continue participating in the NFIP the city is required to amend its existing flood hazard ordinance by November 4, 2016. The Minnesota Department of Natural Resources (DNR) is the State Coordinating Agency for the NFIP and has been assisting the city with this change.

The DNR provided a draft ordinance tailored to Bloomington. City staff further tailored the draft ordinance specifically to Bloomington and submitted the draft flood hazard ordinance to the DNR on August 8, 2016 for review. On August 15, 2016 the City received conditional State approval of the draft flood hazard ordinance from the DNR.

FEMA must receive a signed, certified, and in-effect ordinance no later than November 4, 2016. To allow sufficient time for processing and transmittal, the DNR has requested that all materials be provided to the DNR no later than November 1, 2016. If FEMA has not received the documentation by the map effective date, FEMA will suspend the City from the National Flood Insurance Program.

RECOMMENDATION

The Planning Commission and staff recommends the following motion:

In Case PL2016-142, I move to adopt an ordinance as attached to the staff report amending sections of Chapters 19 and 21 of the Bloomington City Code pertaining to the Flood Hazard Overlay District.